

2/18/2020

Edcgov.us Mail - Fwd: Attn Supervisors: No!!!! To golf course rezone and No!!! To high density development on Malcolm Dixon



PC 3-26-20  
Item # 4

Debra Ercolini <debra.ercolini@edcgov.us>

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## Fwd: Attn Supervisors: No!!!! To golf course rezone and No!!! To high density development on Malcolm Dixon

1 message

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**EDC COB** <edc.cob@edcgov.us>

Tue, Feb 18, 2020 at 8:51 AM

To: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>, Jeanette Salmon <jeanette.salmon@edcgov.us>, Tiffany Schmid <tiffany.schmid@edcgov.us>, Debra Ercolini <debra.ercolini@edcgov.us>

FYI

Office of the Clerk of the Board  
El Dorado County  
330 Fair Lane, Placerville, CA 95667  
530-621-5390

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----- Forwarded message -----

From: <leslierivlin@gmail.com>

Date: Sat, Feb 15, 2020 at 6:53 AM

Subject: Attn Supervisors: No!!!! To golf course rezone and No!!! To high density development on Malcolm Dixon

To: <edc.cob@edcgov.us>

Hello

I am really appalled to hear of yet another high density project in our lovely town. Don't you get it? We want to preserve the integrity of our rural beauty. We do not want to see houses jam packed on the golf course land or off of Malcolm Dixon. Enough is enough.

Leslie Ellwood

Sent from my iPhone



PC 3-26-20  
Item # 4  
2 pages

Debra Ercolini <debra.ercolini@edcgov.us>

## Fwd: Central EDH Specific Plan delay (19-1670)

2 messages

EDC COB <edc.cob@edcgov.us>

Thu, Feb 20, 2020 at 9:51 AM

To: Tiffany Schmid <tiffany.schmid@edcgov.us>, Jeanette Salmon <jeanette.salmon@edcgov.us>, Debra Ercolini <debra.ercolini@edcgov.us>

FYI

Office of the Clerk of the Board  
El Dorado County  
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----- Forwarded message -----

From: Eric Fechter <ejfechter@gmail.com>

Date: Thu, Feb 13, 2020 at 8:37 PM

Subject: Central EDH Specific Plan delay (19-1670)

To: <jvegna@edcgov.us>, <gary.miller@edcgov.us>, <jeff.hansen@edcgov.us>, <james.williams@edcgov.us>

Cc: <edc.cob@edcgov.us>, <bostwo@edcgov.us>, <bostthree@edcgov.us>, BOS Four <bosfour@edcgov.us>, <bosfive@edcgov.us>, <pabalinas@edcgov.us>

Planning Commissioners,

As I'm sure you're aware, a staff memo was sent to the Planning Commission dated January 22, 2020 from Mel Pabalinas requesting continuance of the Central El Dorado Hills Specific Plan until the March 26, 2020 Planning Commission hearing "In order to complete the analysis and response to the public comments received on the project". Then, at today's Planning Commission meeting of February 13, 2020, Mel Pabalinas stated "we are waiting for other information by the Applicant as well". Yet, Mel Pabalinas provided no indication of what was meant by "other information".

Based on discussions with the Planning department, Planning commissioners, as well as our local Supervisor at the most recent El Dorado Hills Community Counsel meeting of February 2, 2020, there is sufficient reason to believe that the delay is caused, at least in part, by the Applicant's request for additional time to include a new traffic impact analysis study based on Vehicle Miles Traveled (VMT).

First, let's be clear, if in fact there's a new traffic analysis report based on VMT, then this report directly relates to the existing CEQA report, and the county is obligated to make this information available to the public. As of this writing, nothing related to--or even suggesting--a new traffic analysis on VMT has been published on the county legistar. Further, because this information could impact the outcome of the project, the public must be provided an opportunity to respond. Yet, the Planning Commission has indicated that no further public comments would be permitted at the final March 26th Planning Commission meeting. This runs afoul of local statute as well as standard practice.

Second, SB743--which relates to VMT analysis reports--was signed in 2013, giving the Applicant more than six years to initiate this study. A request now at the eleventh hour of the planning process is clearly a tactical move by the Applicant to either delay the vote during this election year, or to better position the Applicant if the project is litigated following the Board's decision.

Enough is enough. This project has been pending since 2012-- more than SEVEN years. There is no requirement for the Applicant to provide a VMT study because the implementation of SB743 is not required until July 1, 2020. All stakeholders deserve a quick resolution. Continuing to delay a decision is not at all in the public's best interest, and is a

2/20/2020

Edcgov.us Mail - Fwd: Central EDH Specific Plan delay (19-1670)

disservice to the more than 40,000 residents of El Dorado Hills that are impacted by this project and awaiting the outcome. I strongly urge the Planning Commission to avoid any further delays.

Respectfully submitted,  
Eric Fechter  
El Dorado Hills

---

**Debra Ercolini** <debra.ercolini@edcgov.us>  
To: Rommel Pabalinas <rommel.pabalinas@edcgov.us>  
Cc: Julie Saylor <julie.saylor@edcgov.us>

Thu, Feb 20, 2020 at 10:40 AM

FYI

[Quoted text hidden]

--

Debra Ercolini  
Development Aide II

County of El Dorado  
Planning and Building Department  
Planning Division  
2850 Fairlane Court  
Placerville, CA 95667  
(530) 621-7674 / FAX (530) 642-0508  
debra.ercolini@edcgov.us

PC 3-26-20  
Item # 4

Julie Saylor &lt;julie.saylor@edcgov.us&gt;



## Fwd: Central EDH Specific Plan delay (19-1670)

1 message

Eric Fechter <ejfechter@gmail.com>  
To: julie.saylor@edcgov.us

Mon, Feb 24, 2020 at 5:39 PM

Please add to file #: 19-1670

----- Forwarded message -----

From: Eric Fechter &lt;ejfechter@gmail.com&gt;

Date: Thu, Feb 13, 2020 at 8:37 PM

Subject: Central EDH Specific Plan delay (19-1670)

To: &lt;jvegna@edcgov.us&gt;, &lt;gary.miller@edcgov.us&gt;, &lt;jeff.hansen@edcgov.us&gt;, &lt;james.williams@edcgov.us&gt;

Cc: &lt;edc.cob@edcgov.us&gt;, &lt;bostwo@edcgov.us&gt;, &lt;bostthree@edcgov.us&gt;, BOS Four &lt;bosfour@edcgov.us&gt;, &lt;bosfive@edcgov.us&gt;, &lt;pabalinas@edcgov.us&gt;

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Respectfully submitted,  
Eric Fechter  
El Dorado Hills

2/27/2020

Edcgov.us Mail - Fwd: Central El Dorado Hills Specific Plan SP12-0002 - EDHAPAC update to be included in project records.



PC 3-26-20  
Item # 4  
Julie Saylor <julie.saylor@edcgov.us>  
12 pages

**Fwd: Central El Dorado Hills Specific Plan SP12-0002 - EDHAPAC update to be included in project records.**

1 message

**Planning Department** <planning@edcgov.us>  
To: Julie Saylor <julie.saylor@edcgov.us>

Thu, Feb 27, 2020 at 8:33 AM

----- Forwarded message -----

From: **El Dorado Hills Area Planning Advisory Committee** <info@edhapac.org>

Date: Wed, Feb 26, 2020 at 5:48 PM

Subject: Central El Dorado Hills Specific Plan SP12-0002 - EDHAPAC update to be included in project records.

To: planning@edcgov.us <planning@edcgov.us>, jvegna@edcgov.us <jvegna@edcgov.us>, james.williams@edcgov.us <james.williams@edcgov.us>, gary.miller@edcgov.us <gary.miller@edcgov.us>, jeff.hansen@edcgov.us <jeff.hansen@edcgov.us>

Cc: bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>

Good day,

The El Dorado Hills Area Planning Advisory Committee (EDHAPAC) would like to submit the attached EDHAPAC Subcommittee Update, and Exhibits, as Public Comment to be included in the record for the Central El Dorado Hills Specific Plan project-SP12-0002, regarding the proposed US50 Pedestrian Overcrossing, in advance of the March 26, 2020 Planning Commission Hearing.

**El Dorado County Project Numbers:**

General Plan Amendment **A14-0003**

Specific Plan **SP12-0002**

Rezone **Z14-0005**

Specific Plan Amendment **SP86-0002-R**

Planned Development **PD14-0004**

Tentative Subdivision Map **TM14-1516**

Development Agreement **DA14-0003** Central El Dorado Hills Specific Plan

Thank you,  
John Davey  
2020 Chair

**El Dorado Hills Area Planning Advisory Committee**

1021 Harvard Way

El Dorado Hills CA 95762

<https://edhapac.org>

[info@edhapac.org](mailto:info@edhapac.org)


3 attachments


**1-EDH APAC - Central El Dorado Hills Specific Plan\_February 26 2020 Comment.pdf**

<https://mail.google.com/mail/u/0?ik=da55f4e1b7&view=pt&search=all&permthid=thread-f%3A1659708330354452901%7Cmsg-f%3A16597083303544...> 1/2

2/27/2020

Edcgov.us Mail - Fwd: Central El Dorado Hills Specific Plan SP12-0002 - EDHAPAC update to be in included in project records.

 94K

 **2\_Exhibit\_RanchoCordova\_approves\_contract\_for-US50\_pedestrian\_bridge-SacramentoBusinessJournal\_Feb-24-2020 (1).pdf**  
84K

 **3\_Exhibit\_East Palo Alto celebrates grand opening of U.S. Highway 101 overpass \_ News \_ Palo Alto Online**  
\_.pdf  
810K

## El Dorado Hills Area Planning Advisory Committee



### APAC 2020 Board

John Davey, Chair [jdavey@daveygroup.net](mailto:jdavey@daveygroup.net)  
John Raslear, Vice Chair [jjrazzpub@sbcglobal.net](mailto:jjrazzpub@sbcglobal.net)  
Timothy White, Vice Chair [tjwhitejd@gmail.com](mailto:tjwhitejd@gmail.com)  
Brooke Washburn, Secretary [BWashburn@murphyaustin.com](mailto:BWashburn@murphyaustin.com)

1021 Harvard Way, El Dorado Hills, CA 95762  
<https://edhapac.org>

The County of El Dorado Planning Commission  
The County of El Dorado Planning and Building Department

2850 Fairlane Court  
Building C  
Placerville, CA 95667

February 26, 2020

El Dorado County Board of Supervisors  
Supervisors John Hidahl, Shiva Frentzen, Brian Veerkamp, Lori Parlin, Su Novasel

El Dorado County Planning Commission  
Commissioners John Vegna, Gary Miller, Jeff Hansen, James Williams

Supervisors and Commissioners:

The El Dorado Hills Area Planning Advisory Committee (EDHAPAC) previously submitted a report dated January 6, 2020, detailing its findings with respect to the Central El Dorado Hills Specific Plan (CEDHSP). As part of this report, EDHAPAC expressed concerns regarding the value of many items described as "community and County-wide benefits" in the draft Community Benefit and Development Agreement between the El Dorado County and Serrano Associates, LLC (the Development Agreement).

One area of specific concern is the proposed pedestrian overcrossing of Highway 50 as detailed in Paragraph 3.2.10 of the Development Agreement. In short, Serrano Associates agrees to contribute the actual cost, capped at \$500,000, of environmental review and permitting for an overcrossing.

A significant issue is the unknown cost and uncertain funding of the crossing itself. The El Dorado County Board of Supervisors and Planning Commissioners can look to Rancho Cordova

to get an indication of the probable costs: Rancho Cordova expects an overcrossing near Zinfandel Drive will cost in excess of \$18.8 million. (See attached article from the Sacramento Business Journal, "Rancho Cordova Approves \$3.8 million Design Contract for Pedestrian Bridge Over U.S. 50").

Rancho Cordova is not alone in finding that pedestrian overcrossings are expensive. Palo Alto recently spent \$14 million on one. (See attached article from Palo Alto Online, "East Palo Alto Celebrates Grand Opening of U.S. Highway 101 Overpass.") Santa Rosa currently estimates it will spend \$11-\$13 million for an overcrossing.

In light of these figures, EDHAPAC continues to question the value of the proposed pedestrian overcrossing. As a recap, the January 6, 2020, EDHAPAC report detailed the following concerns with respect to the proposed overcrossing:

1. The need for an overcrossing is not demonstrated and it has not been previously identified in the El Dorado County Capital Improvement Program.
2. The proposed overcrossing appears to provide benefits primarily to future residents of the Serrano Westside Planning area and minimal or no benefits to the remainder of the El Dorado Hills Community.
3. The overcrossing will reduce the usable land of the proposed parkland dedication.
4. There are more cost effective alternatives including completion of pedestrian facilities along El Dorado Hills Boulevard and Latrobe Road.
5. EDHAPAC is unaware of any agreement to acquire the necessary land on the south side of Highway 50.
6. Cost is high and source of funding is uncertain or unidentified.

Sincerely,

John Richard  
El Dorado Hills Area Planning Advisory Committee  
CEDHSP Subcommittee Chair



From the Sacramento Business Journal:

<https://www.bizjournals.com/sacramento/news/2020/02/24/rancho-cordova-approves-3-8-million-design.html>

## Rancho Cordova approves \$3.8 million design contract for pedestrian bridge over U.S. 50

Feb 24, 2020, 5:50am PST

The city of Rancho Cordova is starting on an iconic new project to help unite the two halves of the city.

On Feb. 18, the Rancho Cordova City Council approved a \$3.8 million contract with the firm Dewberry Drake Haglan to design a new pedestrian and bicycle bridge that would go over U.S. 50.

The overcrossing would run adjacent to Zinfandel Drive. Zinfandel Drive has bike lanes and sidewalks, but the new overcrossing would separate riders and pedestrians from vehicle traffic entirely.

"It really encourages people to walk and ride their bike in the city of Rancho Cordova," said Albert Stricker, city public works director.

The design is expected to take over a year, he said.

"This design requires some detailed structural engineering," Stricker said. That's also the reason for the nearly \$4 million cost of the project.

"We have some fairly tight geometric constraints," Stricker said. One of the current ideas is for the overcrossing to start in the loops that form the on- and off-ramps to U.S. 50.

"We're going to have to do some innovative engineering to make that work," he said.

Stricker said the city also wants interesting architectural elements, and design to create an iconic structure that welcomes drivers on U.S. 50 to the city.

"This is definitely not going to be just a utilitarian overpass," Stricker said.

Dewberry Drake Haglan is part of Dewberry, a Fairfax, Virginia-based based engineering firm with more than 2,000 employees and locations in 18 states. It acquired Drake Haglan and Associates, which has offices in Sacramento, Modesto, Fresno and Manteca, last year. Representatives of the company could not immediately be reached for comment.

Building the project is expected to cost more than \$15 million, Stricker said.

"As Rancho Cordova is a growing urban center, having facilities like this are really, really important to us," he said.

Rancho Cordova has long sought connection between the two halves of the city bisected by the freeway, especially when it comes to providing access to public transit and other pedestrian facilities.

"This will help students get to school or from school, either walking or riding their bike," Stricker said.

One of the city's biggest job centers is on the south side of the highway.

"We also have important retail and commercial hubs on both sides of the highway," he said. "This is going to really help connect those commercial centers, our jobs centers and transit."








ALESSANDRO RIZZOLLI

Rancho Cordova is planning on building a \$15 million crossing over Highway 50 for bikes and pedestrians only.

Stricker said that after the design is complete, the construction schedule will depend on the city getting grant funding for the project, to help match local funding.

**Emily Hamann**  
Staff Writer  
*Sacramento Business Journal*




**65°**  
 High: 68° Low: 42°  
 Tue  
 Wed  
 Thu  
 Fri

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21

Uploaded: Sun, May 19, 2019, 8:51 am

## East Palo Alto celebrates grand opening of U.S. Highway 101 overpass

New bridge makes schools, parks more accessible to residents



The corner of East Bayshore Road and Clarke Avenue, site of the two entrances to the new U.S. Highway 101 overpass connecting the east and west neighborhoods of East Palo Alto. Photo by Christian Trujano.

by Christian Trujano / Palo Alto Weekly

Saturday's rainy weather did not deter East Palo Alto families and community leaders from commemorating a newly constructed overpass, which joins the east and west sides of the city separated by U.S. Highway 101.

The overpass, connecting at Newell Road and Clarke Avenue, was designed to unite East Palo Alto neighborhoods and improve access for residents to schools, shops and parks, city officials said.

"This overpass brings us together physically and is symbolic of joining and sharing resources," said East Palo Alto Mayor Lisa Gauthier in a press release ahead of Saturday's ribbon-cutting ceremony. "This project increases public safety and improves the quality of life by making the community more walkable and reducing some of the short vehicle trips. We have been looking forward to this for many years."

During the event, Vice Mayor Regina Wallace-Jones echoed Gauthier's sentiments, saying that she is glad children now have a safe route to get across the highway.

Jones also acknowledged the crowd of about 40 people who came out to show their support for the project's opening. "This is a great showing for a great building activity in our city," she said. After cutting



The U.S. Highway 101 overpass, which opened to the public following a ribbon-cutting ceremony on May 18, 2019, took 18 months to complete. Photo by Christian Trujano.





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### TOP BLOGS

**Los Altos's State of Mind opening NYC-inspired pizza shop in Palo Alto**

By Elena Kadvanly | 16 comments | 8,528 views

**Wait, wait – we're working on it**

By Diana Diamond | 19 comments | 2,676 views

**My Pet Peeves**

By John Raftrey and Lori McCormick | 7 comments | 2,089 views

**Premarital and Couples: Here Be Dragons!**

By Chandrama Anderson | 0 comments | 1,491 views

**Goodbye toy stores**

By Cheryl Bac | 11 comments | 1,415 views

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### SHORT STORY CONTEST

**Short story writers wanted!**



The 34th Annual Palo Alto Weekly Short Story Contest is now accepting entries for Adult, Young Adult and Teen categories. Send us your short story (2,500 words or less) and entry form by March 27, 2020. First, Second and Third Place prizes awarded in each category. Sponsored by Kepler's Books, Linden Tree Books and Bell's Books.

the ribbon, Jones allowed the children in attendance to lead the way across the new overpass.

Construction of the \$14-million project took 18 months from start to completion. The city received \$8.6 million from California's Active Transportation Program and the remaining balance came from a combination of local funds.

The bridge's pedestrian enhancements include LED lighting and a 12-foot-wide walkway. It cuts the crossing distance over Highway 101 to one-third of the current distance, from 1.5 miles to a half-mile, city officials said.

"Funding from California's Active Transportation Program made this project possible and is allowing Caltrans to redefine transportation, creating a more robust bicycle and pedestrian system which includes safer routes to schools and reduces greenhouse gases," Caltrans Bay Area Director Tony Tavares said in a statement.

State Sen. Jerry Hill, D-San Mateo, who attended the ceremony, said 10% of East Palo Alto's population walk or bike to work, noting that the project signifies the partnership between the city and Caltrans for the common good of the community.

"(Highway) 101 going through this town is a moat and now we have been able to cross that moat and get people safely from one side to the other," Hill said.

Assemblyman Marc Berman, D-Palo Alto, said people need to feel safe in order to choose to bike or walk instead of drive and the "status quo" that existed before the construction of the bridge was not safe. However, he said the new overpass represents "a totally new future for East Palo Alto residents."

City Councilman Ruben Abrica, also a former mayor, said the bridge has been long awaited, adding that he wants to form a "Friends of the Bridge" group to ensure the overpass is well taken care of and kept free of graffiti.

Dixie Specht-Schulz, who lives across the street from the bridge, said the new structure will allow her to avoid making short-distance car trips. "I want to be able to walk to places when I can," she said. "If I don't have to take a car, I don't want to."

Specht-Schulz also urged her neighbors not to vandalize the new structure but said if it does happen the bridge should be cleaned and restored quickly to send a message that the community wants it to be kept in good condition.

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### Comments

Posted by **Resident**  
a resident of Another Palo Alto neighborhood  
on May 19, 2019 at 9:47 am

23 people like this

While Palo Alto still talks....

Email Town Square Moderator Report Objectionable Content

Posted by **CP Resident**  
a resident of Crescent Park  
on May 19, 2019 at 9:59 am

11 people like this

[Post removed.]

Email Town Square Moderator Report Objectionable Content

Posted by **Bridge Neighbor**  
a resident of Crescent Park  
on May 19, 2019 at 10:37 am

3 people like this

2/24/2020

East Palo Alto celebrates grand opening of U.S. Highway 101 overpass | News | Palo Alto Online |

That new pop-up park that's under construction seems to be missing something that visitors will soon discover -- parking. There's no place to park on the Newell-side of the 101 bridge. Well, across the soon to be revamped Newell Road Bridge into Palo Alto, there's lots of parking on Edgewood.

[Email Town Square Moderator](#) [Report Objectionable Content](#)

Posted by **resident** 20 people like this  
a resident of East Palo Alto  
on May 19, 2019 at 12:36 pm

@Bridge Neighbor - how about leaving your car at home and riding your bike to the park?

[Email Town Square Moderator](#) [Report Objectionable Content](#)

Posted by **Fairmeadow** 12 people like this  
a resident of Midtown  
on May 19, 2019 at 12:36 pm

Glad for a safe passage for the residents!!

[Email Town Square Moderator](#) [Report Objectionable Content](#)

Posted by **Mark Weiss** 2 people like this  
a resident of Downtown North  
on May 19, 2019 at 2:05 pm  
*Mark Weiss is a registered user.*

"You be careful, local graffiti artists, about tagging our new bridge!!"

[Email Town Square Moderator](#) [Report Objectionable Content](#)

Posted by **resident** 42 people like this  
a resident of East Palo Alto  
on May 19, 2019 at 2:50 pm

One fact that is missing from this article is that 1/3 of the East Palo Alto population lives on the west side of the freeway, but all of the city's schools are east of the freeway. University Ave is the only route to school for kids on the west side of the freeway and that is tremendously dangerous for kids on bicycles or walking in the crosswalks across the freeway on and off ramps. That route has gotten even more dangerous in recent years as car traffic to Palo Alto and Stanford has soared. This bridge makes getting to and from school much safer and is a long time in coming.

[Email Town Square Moderator](#) [Report Objectionable Content](#)

Posted by **Nancy** 14 people like this  
a resident of Old Palo Alto  
on May 19, 2019 at 4:57 pm

All I know is when PA builds their bridge it better be better looking then this perfectly fine functioning bridge EPA just built. Also, it better cost more then three times the amount. PA doesn't want to be outdone by EPA...

[Email Town Square Moderator](#) [Report Objectionable Content](#)

Posted by **john\_alderman** 24 people like this  
a resident of Crescent Park  
on May 19, 2019 at 5:00 pm  
*john\_alderman is a registered user.*

@Nancy - "PA doesn't want to be outdone by EPA..."

Too late, EPA outdid Palo Alto by actually building a bridge. Even though PA had a head start of years, we haven't even started.

[Email Town Square Moderator](#) [Report Objectionable Content](#)

Posted by **JR**  
a resident of Palo Verde  
on May 19, 2019 at 5:14 pm

3 people like this

This isn't a race to see who can build a bridge the fastest. In a few years both EPA and PA will have a new bridge, and hopefully both will get lots of use. The desire to race and "build anything" was a mistake that PA made. We could have built a great landmark that would be enjoyed by future generations, instead we decided to build a cookie-cutter structure that is tasteless and generic.

[Email Town Square Moderator](#) [Report Objectionable Content](#)

Posted by **resident**  
a resident of East Palo Alto  
on May 19, 2019 at 5:33 pm

26 people like this

Looks are irrelevant. What matters is getting people across the freeway safely and efficiently. Part of efficient is getting it done sooner so people can use it sooner.

[Email Town Square Moderator](#) [Report Objectionable Content](#)

Posted by **john\_alderman**  
a resident of Crescent Park  
on May 19, 2019 at 6:22 pm  
*john\_alderman is a registered user.*

21 people like this

@JR "The desire to race and "build anything" was a mistake that PA made."

That is literally the opposite of reality. Palo Alto futzed around with a design competition (remember the birds - must be a bird friendly design) for years, ended up with a dumb design that was too expensive and a non starter, so back to square one. It already has been "a few years" and PA doesn't have a bridge.

Remember 2013 when the ill fated contest was announced?

Web Link

The grant for the bridge came in 2012. So we are nearing 7 years of planning... Yeah, but don't rush.

Web Link

but no building, no bridge. It is laughable, but also pathetic. And people think that tunneling Caltrain was ever possible..

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Posted by **CrescentParkAnon.**  
a resident of Crescent Park  
on May 19, 2019 at 8:37 pm

14 people like this

AWESOME JOB EPA

I was just over at Home Depot yesterday and noticed the project seemed finished.

I always thought it would be cool if that was an overpass over 101 that went from Newell St. to the shopping center in EPA which cars, bikes and people could use, but hey you have done something PA cannot seem to get done.

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Posted by **Marc**  
a resident of Midtown  
on May 20, 2019 at 7:56 am

12 people like this

Why doesn't Palo Alto outsource it's city management to EPA?

/marc

[Email Town Square Moderator](#) [Report Objectionable Content](#)

Posted by **justathough**  
a resident of East Palo Alto  
on May 20, 2019 at 8:04 am

9 people like this

This is great for everyone... now let's get started on renaming the city - "Ravenswood"

[Email Town Square Moderator](#) [Report Objectionable Content](#)

Posted by **Resident**  
a resident of East Palo Alto  
on May 20, 2019 at 9:29 am

26 people like this

Yay! As a daily bike commuter, so happy that the bridge is completed! Thank you to all who have made this bridge a reality!  
Cheers to increasing safer greener modes of transportation, and active lifestyles for many!

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Posted by **Rob**  
a resident of Atherton

on May 20, 2019 at 4:14 pm

*Due to violations of our Terms of Use, comments from this poster are only visible to registered users who are logged in. Use the links at the top of the page to Register or Login.*

Posted by **Overpass Makes PA Accessible!**  
a resident of East Palo Alto  
on May 20, 2019 at 6:55 pm

4 people like this

Ease of access for East Palo Altans to enter Palo Alto has been a long time coming.

[Email Town Square Moderator](#) [Report Objectionable Content](#)

Posted by **Rainer**  
a resident of Mayfield  
on May 21, 2019 at 2:41 am  
*Rainer is a registered user.*

19 people like this

RE: Landmark East Palo Alto \$14Million Bridge, the bridge to architectural fame for the Palo Altos!  
Finally!

There are five types of bridges, and these are, Girder, arch, cable, rigid framed and truss. Each has its unique features and uses.

And then there is the Palo Alto bridge, build from epoxied \$100 bills. If we would have used \$50 bills, which have the same structural strength, we could have built 2 bridges for the same price.

This over-priced 14M utility project is just another misguided example of Silicon Valley's, and in particular both Palo Alto's efforts, to create an elegant looking land mark bridge, which is worldwide admired.

But the actual cost compared to what a company like USBridge.com would charge for an off-the-shelf, or at least catalogue, pedestrian and bicycle bridge, is so astronomical that it smells like the usual small town corruption.

Great, practical, cheap, and elegant Pedestrian and Bicycle Bridges designs are available worldwide. The actual bridge you can then buy from a catalogue or even pre-fabricated off-shelf at a fraction of the price of \$14Million.

When a VW beetle cost \$2,500 in the 70s, studies showed it would cost a multiple if build individually. This applies to bridges as well.

So start with simply googling, for example "bowstring truss pedestrian bridge" [ gets you this Web Link ] and click on "more images" and then vary parameters while googling.

Or google "parallel chord truss bridge".

For the planned San Francisquito Bridges between Palo Alto and Menlo Park you would add parameters like:

- 2-lane and 40 feet length, or some such parameter.

Or just simple "small 2-lane bridge".

- With a prefab bridge it should not take more than a week, and not nine months, to interrupt he traffic and swap out the bridges. Germans seem to be able to demolish the old bridge and put in the new on prepared Widerlager (abutment) within 24 hours, at a total cost of Euro1.2M, plus the street connection.

Or go to [www.usbridge.com](http://www.usbridge.com) and play with their software.

Or play here: [Web Link](#) and flip through their recent projects.

Or look here: [Web Link](#)

Why are bridged so expensive? Why does construction takes so long? Who pays off whom in Palo Alto? Local contractors? What is wrong with Palo Alto? These are not Nuclear Reactor vessels.

PS. For entertainment: [scary bridges Web Link](#)

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Posted by **Jason Moy**  
a resident of Adobe-Meadow  
on May 21, 2019 at 5:29 pm

3 people like this

Building this bridge does not seem like a good idea.

[Email Town Square Moderator](#) [Report Objectionable Content](#)

Posted by **Tessa**  
a resident of Another Palo Alto neighborhood  
on May 22, 2019 at 9:57 am

Like this comment

Prefabricated bridges sound like a great way to save money!!! City wastes too much money and this seems like a no-brainer!

[Email Town Square Moderator](#) [Report Objectionable Content](#)

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PC 3-26-20  
Item # 4  
Julie Saylor <julie.saylor@edcgov.us>  
12 pages

**Fw: Merrilee Posner and Friends of El Dorado County, email from EPA regarding AQMD, recent**

1 message

Merrilee Posner <maposner@yahoo.com> Wed, Mar 4, 2020 at 12:30 PM  
To: "edc.cob@edgov.us" <edc.cob@edgov.us>, "julie.saylor@edcgov.us" <julie.saylor@edcgov.us>

----- Forwarded Message -----

**From:** Merrilee Posner <maposner@yahoo.com>  
**To:** dave.johnston@edcgov.us <dave.johnston@edcgov.us>  
**Cc:** cob@edcgov.us <cob@edcgov.us>; Rommel Pabalinas <rommel.pabalinas@edcgov.us>; Char Tim <charlene.tim@edcgov.us>; brian.shinault@edcgov.us <brian.shinault@edcgov.us>; james.williams@edcgov.us <james.williams@edcgov.us>; jeff.hansen@edcgov.us <jeff.hansen@edcgov.us>; gary.miller@edcgov.us <gary.miller@edcgov.us>; jvegna@edcgov.us <jvegna@edcgov.us>; clay.russell@edcgov.us <clay.russell@edcgov.us>; Donald Ashton <don.ashton@edcgov.us>; John Davey <jdavey@daveygroup.net>; Eric Fechter <ejfechter@gmail.com>; Dean Getz <dgetz@axiomanalytix.com>; Francesca Duchamp <francescaduchamp@att.net>; editor@villagelife.com <editor@villagelife.com>; resposito@mtdemocrat.net <resposito@mtdemocrat.net>  
**Sent:** Wednesday, March 4, 2020, 09:24:04 AM PST  
**Subject:** Re: Merrilee Posner and Friends of El Dorado County, email from EPA regarding AQMD, recent

Good morning Mr. Johnston and officials representing El Dorado County:

Thank you for your response sir, dated January 29, 2020. We appreciate your inclusion of links for El Dorado County (EDC) Air Quality Management District's RULE-223: Fugitive Dust Requirements links, and your information about ongoing staff training.

We noted the documents found in those three links for RULE-223 were last amended in 2005. There have been significant changes affecting RULE 223-Fugitive Dust regulations. These changes also impact soil reports and site management, foundational aspects of the Draft Environmental Impact Report (DEIR) for both projects. The links for changes follow.

We attach a copy of an email sent to us by Deborra Cohen, Director, U.S. EPA, R9. She indicates industry changes in 2017 have been made in regulations governing procedural guidance for more consistent reproducible results in SOIL ANALYSIS. The link is Test Method 435 - Determination of Asbestos Content of Serpentine Aggregate.

**Test Method 435 - Determination of Asbestos Content of Serpentine Aggregate**

California Air Resources Board  
ASBESTOS, EL DORADO, EL DORADO COUNTY,  
SERPENTINE, SERPENTINE ROCK, TEST METHOD, TEST  
METHOD 435, TM 435, ASBESTO...

As concerns 2015, new regulatory changes began in CONSTRUCTION ACTIVITIES, requiring MORE than visible dust management, e.g. producing and developing an approved asbestos dust

mitigation plan, air monitoring, etc. The link is Rulemaking Informal: 2002-07-29 Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations.

**Rulemaking Informal: 2002-07-29 Asbestos  
ATCM for Construction, Grading,...**

california air resources board

Information about the California Air Resources Board 2002-07-29  
Asbestos ATCM for Construction, Grading, Quarry...

It appears EDC Air Quality Management District may need to implement the changes as recommended by the Air Resources Board (ARB). We respectfully request you provide us with a copy of EDC's updated RULE-223 documents.

Mr. Johnston, we appreciate your reassurance that EDC is up to the task of protecting the health, safety, and welfare of the citizenry. During our December 2019 phone interview, you were very frank about your department's ability to respond to calls and discharge those mandates. Your insights were much appreciated.

Per notes taken that day: "Staff on patrol, four, take enforcement actions when necessary. Dust Truck, on patrol, one. Only nine people in the Air District for the whole County, includes administrative staff, patrol staff, and front office. 800 sites inspected a year. Covers all contaminants and air quality issues. We try to inspect every project at least once."

Per County RULE-223 documents, and your email, dated January 29, 2020, we find project controls will consist of the following; "periodic visits, regular visits conducted to verify compliance, staff attendance at pre-construction meetings when the developer/contractor is present ensure they understand requirements, frequent attendance of construction meetings and testing of soils transported offsite."

As regards the one dust truck, when a call is received, you indicated staff has to drive into the office from their present location, anywhere in the County, to secure a vehicle, and proceed to the site. This creates a significant delay in response time. This may significantly impact the ability to coordinate site supervision with construction activities.

You stated that you trained staff after having received your training in "visible emissions" from a certified trainer. You mentioned EDC's primary control method is observing "wetted dust". "You can't see NOA really, you can see dust." The projects are located in an EPA designated, Superfund site, please see attached images. It appears asbestos is a serious concern for this entire area, including Westside and Pedregal, as per the ARB, the EPA, and Agency for Toxic Substances and Disease Registry (ATSDR). See attachments.

The company which preformed the asbestos analysis for the DEIR soil reports indicates the sampling done at that time does NOT conform to current regulations, per the changes made in 2015 and 2017. They also recommended core samples be taken to the depth of the dynamiting planned. This was NOT done. To our knowledge, that is still the case. The original soil reports expired as of 2015.

If you have received current soils reports conforming to these new standards, would you please provide copies to us. We mentioned this in our previous email, dated January 22, 2020. Our concern is that the area does not appear to be accurately represented as concerns asbestos. This

has the potential of impacting many people adversely. We look forward to your response to this question.

The DEIR indicates dynamiting, dozing, ripping and grinding of boulders into 1/3 of 10,000ths of an inch will be on-going for years. This will create the infill dirt necessary from the bedrock and boulders on-site, which will then be returned to the project site to begin construction, as per the DEIR.

The magnitude and complexity of these two projects appear to require more qualified staff, on-site consistently, during these planned actions, then your department may be able to provide Mr. Johnston.

"The dust rules in El Dorado County are the most stringent rules in California" may not be sufficient to protect the health, safety, and welfare of El Dorado Hills and El Dorado County citizens. They are meaningless unless they are properly enforced.

The wind primarily moves eastward. Controlling for asbestos-laden wind. What is the remedy for dynamiting as the contaminate explodes into the air? It takes up to 48-72 hours for smaller asbestos fibers to fall to the ground in still wind conditions.

Water table and irrigation ditches. The DEIR states the owner downhill from the project may have problems with water as a result of construction. The area has active springs, a small lake, and pools of standing water. How will contaminated water be prevented from moving into the water supply? This has the potential to create a hazard that will exponentially impact residents.

Is the County planning prominent signage placement indicating asbestos is present? Will it address the dangers of working with asbestos? Will it be in English and Spanish? Will the adjacent residents and businesses be properly noticed of these same issues? Please reference where that may be found in your documents.

#### **An abundance of caution appears to be in order.**

Nearby are preschools, public and private schools, churches, parks, senior care centers, community centers, a library, and other facilities catering to "sensitive receptors". The children, people, animals, and wildlife MOST AT RISK for harm from the amphibole asbestos contained in the project sites.

These forms of asbestos, found in the soil reports, are the MOST deadly forms of asbestos known. "Varieties of tremolite indicate TREMOLITE asbestos is MARKEDLY MORE CARCINOGENIC." See attached meta-study. Link for same: A review of carcinogenicity studies of asbestos and non-asbestos tremolite and other amphiboles. - PubMed - NCBI

#### **A review of carcinogenicity studies of asbestos**

**and non-asbestos tremoli...**

pubmeddev

PubMed comprises more than 30 million citations for biomedical literature from MEDLINE, life science journals, a...

While this project may not be mining, the activities planned for the project seem very similar to those employed in mining. To that end, we attach a portion of El Dorado County Zoning Ordinances, page 90, as concerns safety requirements for mining. Will the County standards meet or exceed these protocols for noticing and safety as it applies to mining? We did not find them addressed in the RULE-223 document.

Lastly, and possibly of greatest concern to you, staff, all employees, nearby residents, and businesses, is the establishment of a fund for Asbestos Medical Treatment and Expenses. Not uncommon for a project of this nature and magnitude. Will the fund cover County and private sector employees who will be working on-site? Please advise so we may address this concern others have shared.

Respectfully,

Merrilee Posner and Friends of El Dorado County

On Wednesday, January 22, 2020, 02:59:00 PM PST, Merrilee Posner <maposner@yahoo.com> wrote:

The EPA email from Region 9.

Merrilee Posner

----- Forwarded Message -----

**From:** Merrilee Posner <maposner@yahoo.com>  
**To:** edc.cob@edcgov.us <edc.cob@edcgov.us>  
**Sent:** Wednesday, January 22, 2020, 02:49:05 PM PST  
**Subject:** Fw: Merrilee Posner, regarding AQMD

----- Forwarded Message -----

**From:** Merrilee Posner <maposner@yahoo.com>  
**To:** dave.johnston@edcgov.us <dave.johnston@edcgov.us>  
**Cc:** edc.cob@edcgov.us <edc.cob@edcgov.us>; Rommel Pabalinas <rommel.pabalinas@edcgov.us>; charlene.tim@edcgov.us <charlene.tim@edcgov.us>; brian.shinault@edcgov.us <brian.shinault@edcgov.us>; james.williams@edcgov.us <james.williams@edcgov.us>; jeff.hansen@edcgov.us <jeff.hansen@edcgov.us>; gary.miller@edcgov.us <gary.miller@edcgov.us>; jvegna@edcgov.us <jvegna@edcgov.us>; clay.russell@edcgov.us <clay.russell@edcgov.us>; John Davey <jdavey@daveygroup.net>; dgetz@axiomanalytix.com <dgetz@axiomanalytix.com>  
**Sent:** Wednesday, January 22, 2020, 02:24:57 PM PST  
**Subject:** Merrilee Posner, regarding AQMD

Good morning Mr. Johnston:

I am contacting you to share information regarding a pending project EDCAQMD may be monitoring, El Dorado Hills Specific Plan, Westside and Pedregal. The property is located near El Dorado Hills Blvd., adjacent Hwy 50, see map attachment 1.

The EPA sent the following link for revised controls for Asbestos Airborne Toxic Control Measures (ATCM) for Construction Grading, Quarrying, and Surface Mining, link: Rulemaking Informal: 2002-07-29 Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations. See image of EPA site 2.

EPA confirms the property has found asbestos requiring management. Changes in site management rules, 2015-17, require more than visible dust management. Expired testing done in 2012 forms the basis for the report. See Youngdahl report attachment 3.

Dynamiting requires core sampling to the depths of the dynamiting planned. To my knowledge this has not been done. I was told it appears the test pits did not go deep enough. The expired soils reports were done prior to completion of grading plans.

The project includes dynamiting, ripping, dozing and grinding bedrock known to contain amphibole asbestos. They are the most deadly forms. Actinolite, tremolite and serpentinite, will be pulverized into dust. See attachment expired Youngdahl report 4 and 5.

Studies suggest these forms of asbestos take much less exposure to cause cancer. My understanding, the project may take years to complete. I am attaching the medical research site supporting the effects of exposure to amphibole asbestos, see attachment cancer studies 6.

It appears the scope of this project will require on site controls. The existing AQMD staff of 4, who review the entire El Dorado County at least once a year, does not appear to be adequate. Visible dust control is not sufficient per EPA email.

How will you control for asbestos dust given planned dynamiting, ripping, dozing for grading and the grinding of bedrock into 3/10,000's of an inch for soil fines they need to produce for infill? How will staff be trained for these procedures?

What other measures will your offices provide that conform to the current standards and guidelines for Airborne Toxic Control Measures.

We look forward to your response.

Respectfully,

Merrilee Posner and Friends of El Dorado County

Cc: Board of Supervisors, c/o Clerk of the Board; Planning Commissioners; Don Ashton, CAO; Rommel Pabalinas, Planning Manager; John Davy, APAC Chair; Dean Getz.

**Rulemaking Informal: 2002-07-29 Asbestos ATCM for Construction, Grading,...**

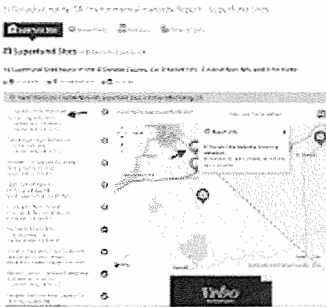
california air resources board  
Information about the California Air Resources Board 2002-07-29  
Asbestos ATCM for Construction, Grading, Quarry...

**5 attachments**

From: Merrilee Posner  
To: Board of Supervisors  
Subject: Rulemaking Informal: 2002-07-29 Asbestos ATCM for Construction, Grading, Quarry...  
Date: 3/5/2020 1:57:50 PM  
Size: 996K  
View image  
This is a screenshot of a screen shot showing a document titled "R9 Deborra Cohen asbestos changes 2015 2017 Screen Shot 2020-03-03 at 1.57.50 PM.png". The document content is mostly illegible due to blurring and low resolution, but appears to be a technical or regulatory document related to asbestos. Below the screenshot, there is a second attachment titled "8 El Dorado Hills Blvd. Superfund site Oak Ridge HS Screen Shot 2020-01-09 at 5.14.43 PM copy 2.png" with a size of 1346K. The email interface shows standard fields for From, To, Subject, Date, and Size.

**R9 Deborra Cohen asbestos changes 2015 2017 Screen Shot 2020-03-03 at 1.57.50 PM.png**  
996K

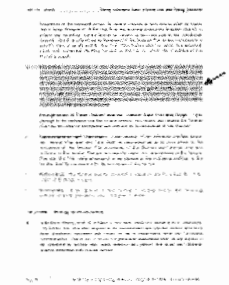
**8 El Dorado Hills Blvd. Superfund site Oak Ridge HS Screen Shot 2020-01-09 at 5.14.43 PM copy 2.png**  
1346K



**El Dorado Hills Superfund site Asbestos Screen Shot 2020-03-03 at 10.09.26 PM.png**  
827K



**Temolite asbestos markedly more carcinogenic Screen Shot 2020-03-04 at 8.50.38 AM.png**  
437K



**El Dorado County Zoning Ordinances 3 Mining Old Golf Course Screen Shot 2020-03-02 at 1.42.07 PM.png**  
445K

**From:** R9. Info <r9.info@epa.gov>  
**To:** Merrilee Posner  
**Cc:** R9. Info <r9.info@epa.gov>  
**Sent:** Friday, January 17, 2020, 02:10:14 PM PST  
**Subject:** RE: Asbestos, tremolite, actinolite, project site 1,000 homes, expired asbestos reports 2012, dynamite, dozers & ripping, substantially exceeds limits for released asbestos into air.

Dear Ms. Posner,

Thank you for contacting the U.S. EPA Pacific Southwest (Region 9) Environmental Information Center. Your email dated 12/19/19 was forwarded to program staff and the following response might be of interest to you:

The County Air Quality Management District is indeed the responsible agency here, and California Air Resources Board Method 435 is still the applicable procedure/method. Since 1991, the Air Resources Board (ARB) has issued procedural guidance in 2017 on the method to have more reproducible results – <https://ww3.arb.ca.gov/toxics/asbestos/tm435/tm435.htm>. How the past result would compare to a sample following the current guidance is unknown, but it is already confirmed that there is asbestos present that would require management. The ARB also has regulation on construction activities in potential asbestos areas published in 2015 that would require more than visible dust minimization, e.g. producing and following an approved asbestos dust mitigation plan, potential air monitoring if required by the County AQMD, vehicle speed limits and wetting and maintaining wet soils to minimize dust. <https://ww3.arb.ca.gov/toxics/atcm/asb2atcm.htm>

Respectfully,

Deborra Cohen

---

Deborra Cohen

Director, Environmental Information Center/Library



# El Dorado County, CA Environmental Hazards Report - Superfund Sites

**Superfund Sites** | Brownfields | Polluters | Tanks & Spills

## Superfund Sites in El Dorado County, CA

14 Superfund Sites found in the El Dorado County, CA: 0 Active NPL, 5 Active Non-NPL and 9 Archived

Active NPL | Active Non-NPL | Archived

**Alert!** There are 5 active Non-NPL superfund sites in El Dorado County, CA.

El Dorado Hills Naturally Occurring Asbestos  
El Dorado Hills Boulevard  
El Dorado Hills, CA 95762

Oak Ridge High Asbestos  
1120 Harvard Way  
El Dorado Hills, CA 95762

Bennett Sculpture Foundry  
4505 Greenstone Road  
Placerville, CA 95667

Lake Tahoe Basin  
870 Emerald Bay Rd  
South Lake Tahoe, CA 96150

El Dorado Natl Forest  
R14-t14n R10e-t13n R19e-t9n  
El Dorado, CA 95623

Durham Drum Site  
7130 Highway 193  
Garden Valley, CA 95633

Smud El Dorado County Roads  
Vale House Rd And Others  
White Rock Power Hsd (nr), CA 95667

Wetsel Oviatt Lumber Company  
2000 Wetsel Oviatt Rd  
El Dorado Hills, CA 95762

Oxygen Service And Supply Co  
13 China Garden Rd  
Diamond Springs, CA 95610

Is your home near a superfunds site? Enter your home address

Superfunds X

El Dorado Hills Naturally Occurring Asbestos  
EL DORADO HILLS BOULEVARD, EL DORADO HILLS, CA 95762

Folsom

WATERFORD PLACE

STONEBRIAR

Rancho

El Dorado

2 miles 2 km

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## Superfund Site

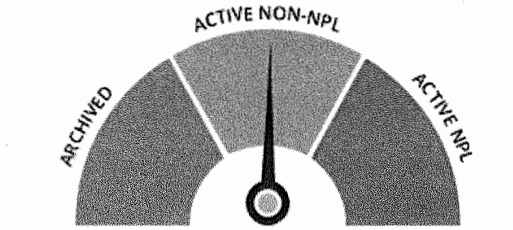
# El Dorado Hills Naturally Occurring Asbestos

El Dorado Hills Boulevard, El Dorado Hills, CA 95762

National Priorities List: No

Status: Active

El Dorado Hills Naturally Occurring Asbestos is a superfund site located at El Dorado Hills Boulevard, El Dorado Hills, CA 95762. The Environmental Protection Agency (EPA) identifies sites such as El Dorado Hills Naturally Occurring Asbestos because they pose or had once posed a potential risk to human health and/or the environment due to contamination by one or more hazardous wastes. El Dorado Hills Naturally Occurring Asbestos is currently registered as an Active superfund site by the EPA. However, it is not on the NPL (National Priorities List), which means the EPA does not consider it one of the nation's most hazardous waste sites.



Homefacts Risk Meter

[Site Details](#)   [Map](#)

### Site Information For El Dorado Hills Naturally Occurring Asbestos

EPA Region: 9

Site Status: Active

NPL Status: Not on the NPL

Non-Status NPL: No

Federal Facility: No

Eligible Response Site (ERS) Exclusion: NR

Incident Category: Not Reported

### MORE SUPERFUNDS IN THIS AREA

- El Dorado Hills Naturally Occurring Asbestos
- Oak Ridge High Asbestos

## Today's Refinance Rate

### 2.86% APR 15 Year Fixed





ELSEVIER

## Regulatory Toxicology and Pharmacology

Volume 52, Issue 1, Supplement, October 2008, Pages S187-S199



# A review of carcinogenicity studies of asbestos and non-asbestos tremolite and other amphiboles

John Addison <sup>a</sup>  , Ernest E. McConnell <sup>b</sup>

 Show more

<https://doi.org/10.1016/j.yrtph.2007.10.001>

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## Abstract

Experimental animal studies comparing asbestos and non-asbestos varieties of tremolite indicate tremolite asbestos is markedly more carcinogenic. By direct analogy, the differences in carcinogenicity between tremolite asbestos and non-asbestos prismatic tremolite should be the same for the other types of amphibole that also crystallize in the asbestos and non-asbestos habits. The earliest of the experiment animal studies, done more than 25 years ago, have design limitations by modern standards including the use of injection or surgical implantation as the route of administration rather than the more relevant route of inhalation. However, the differences in the carcinogenicity of amphibole asbestos and non-asbestos amphiboles are sufficiently large to be clearly discernable even with the study limitations. Together with later studies on these and related minerals, there is strong evidence of a much lower hazard associated with the shorter, thicker fibers of the non-asbestos amphiboles, than is found for the asbestos analogues of the same mineral. It is possible that the non-asbestos amphiboles are no more hazardous than other silicate minerals widely considered nuisance dusts.

boundaries of the proposed project for open pit mining or strip mining shall be greater than a linear distance of 10,000 feet from any existing residential, hospital, church, or school use, including, but not limited to, nursery or day care uses or any residential, hospital, church or school use as designated in the General Plan or any community or specific plan, or as allowed by this Title. This finding shall not apply to a detached, single-unit residential dwelling located on the lot for which the Conditional Use Permit is sought.

- C. **Exception.** An exception to this Section shall be granted only under limited circumstances after a public hearing properly noticed to all land owners within 10,000 feet of the proposed project boundaries and upon findings by the review authority on the basis of substantial evidence in the record that: (1) the proposed project will not have any adverse impact on the environment or upon public health, safety, and/or welfare; and that (2) the project will not discourage residential use so designated in the General Plan or any community or specific plan or as allowed by this Title within 10,000 feet of the project boundaries.
- D. **Incorporation of These Policies into the General Plan Text and Maps.** Upon passage of the ordinance codified in this Section, the County shall amend the General Plan text and maps to incorporate and conform to the provisions of this Section.
- E. **Implementation and Consistency.** Upon passage of the ordinance codified herein, the General Plan and this Title shall be interpreted so as to give effect to the provisions of this Section. The provisions of this Section shall prevail over any revisions to the General Plan and any specific plans. Any amendments to the General Plan and this Title made subsequent to the passage of the ordinance codified in this Section shall be consistent with the provisions of this Section.
- F. **Referendum.** This Section may be amended or repealed only by a majority of the voters of El Dorado County.
- G. **Severability.** If any portion of this Section is declared invalid, the remaining portions are to be considered valid. (Adopted 11/20/84)

#### 130.29.090 Mining and Reclamation

- A. Subsurface mining shall be allowed in any zone subject to issuance of a Conditional Use Permit, and only after impacts to the environment and affected surface uses have been adequately reviewed and found to be in compliance with the California Environmental Quality Act (CEQA). Of particular importance shall be the impact of the operation on surface uses, water quantity and quality, and noise and vibration impacts associated with surface access.

3/5/2020

Edcgov.us Mail - RE: IDR Session Follow Up - CEDHSP Plan Proposal

PC 3-26-20

Item # 4

Julie Saylor <julie.saylor@edcgov.us>

7 pages



**RE: IDR Session Follow Up - CEDHSP Plan Proposal**

1 message

Dean Getz <DGetz@axiomanalytix.com>  
To: Julie Saylor <julie.saylor@edcgov.us>

Thu, Mar 5, 2020 at 2:11 PM

Ms. Saylor,

Yes, please add to this email to the public comments—including the attachment from the HOA's lawyers to me.

Thanks in advance,

Dean

**From:** Julie Saylor <julie.saylor@edcgov.us>  
**Sent:** Thursday, March 5, 2020 1:13 PM  
**To:** Dean Getz <DGetz@axiomanalytix.com>  
**Subject:** Fwd: IDR Session Follow Up - CEDHSP Plan Proposal

Dean Getz,

Did you intend for this email to become public comment for the upcoming Planning Commission meeting scheduled for March 26, 2020?

Thank you,

**Julie Saylor**

Clerk of the Planning Commission

**County of El Dorado**

Planning and Building Department

2850 Fairlane Court

Placerville, CA 95667

(530) 621-5351

julie.saylor@edcgov.us

----- Forwarded message -----

**From:** Kim Dawson <kim.dawson@edcgov.us>  
**Date:** Thu, Mar 5, 2020 at 8:56 AM  
**Subject:** Fwd: IDR Session Follow Up - CEDHSP Plan Proposal  
**To:** Tiffany Schmid <tiffany.schmid@edcgov.us>, Jeanette Salmon <jeanette.salmon@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Julie Saylor <julie.saylor@edcgov.us>

Good Morning - Please see below and the attached. Kim

3/5/2020

Edcgov.us Mail - RE: IDR Session Follow Up - CEDHSP Plan Proposal

----- Forwarded message -----

From: **Lori Parlin** <lori.parlin@edcgov.us>  
Date: Thu, Mar 5, 2020 at 8:28 AM  
Subject: Fwd: IDR Session Follow Up - CEDHSP Plan Proposal  
To: Kim Dawson <kim.dawson@edcgov.us>

Good morning, Kim.


Should this information go to the Planning Department and Planning Commissioners? My understanding is this project is still being heard by the Planning Commission (I thought it got continued), but maybe I'm wrong about that?


Thank you,

**Lori Parlin**

El Dorado County District IV Supervisor

Phone: (530) 621-6513

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From: **Dean Getz** <DGetz@axiomanalytix.com>  
Date: Wed, Mar 4, 2020 at 10:40 AM  
Subject: RE: IDR Session Follow Up - CEDHSP Plan Proposal  
To: dbevan@bayjaclaw.com <dbevan@bayjaclaw.com>, Kathryn Henricksen <Kathryn.Henricksen@fsresidential.com>, DSacco.Board <Dsacco.Board@serranohoa.org>, George Triano <GTriano.Board@serranohoa.org>, Dick Callahan - HOA Board <Dcallahan.Board@serranohoa.org>, bsgood.board@serranohoa.org <bsgood.board@serranohoa.org>, kcurtis.board@serranohoa.org <kcurtis.board@serranohoa.org>  
Cc: The BOSONE <bosone@edcgov.us>, BOS Two <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>

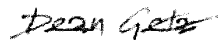
Dear Mr. Bevan, Ms. Hendricken, and Serrano Directors (with copy to EDC Supervisors):

I am following up on our January 9, 2020 informal dispute resolution (IDR) conference regarding the results of the HOA's "investigation" as communicated to me and those I represent on January 24, 2020 of the "allegation that the Central El Dorado Hills Specific plan violates the Association's governing documents". (Attached as, "2020.01.24 Baydaline RE IDR Ridge")

Nearly two (2) months have passed since we met, January 9, 2020. Now, if the Association concludes that this proposal violates the Association's governing documents—county officials will like need to know without any further delay.

Please provide an update regarding Association's expected completion date for this investigation or, if completed, formally communicate the Association's official findings in this matter.

Thanks in advance,



Serrano Homeowner

Lot 106-H

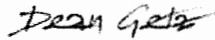
From: Dean Getz  
Sent: Tuesday, January 14, 2020 2:35 PM  
To: 'dbevan@bayjaclaw.com' <dbevan@bayjaclaw.com>; 'Kathryn Henricksen' <Kathryn.Henricksen@fsresidential.com>; 'DSacco.Board' <Dsacco.Board@serranohoa.org>; 'George Triano' <GTriano.Board@serranohoa.org>; 'Dick Callahan - HOA Board' <Dcallahan.Board@serranohoa.org>; 'bsgood.board@serranohoa.org' <bsgood.board@serranohoa.org>; 'kcurtis.board@serranohoa.org' <kcurtis.board@serranohoa.org>  
Subject: RE: IDR Session Follow Up - CEDHSP Plan Proposal  
Importance: High

Dear Mr. Bevan, Ms. Hendricksen, and Serrano Directors:

Pursuant to Civil Code §5200—in connection with our IDR—please provide any/all records (e.g. open session agenda, drafts and minutes) along with any “enhanced records” (e.g. land use committee communication/s) related to the Association’s letter to El Dorado County regarding the Central El Dorado Hills Specific Plan dated January 10, 2020.

Thanks in advance,

Sincerely,



Serrano Homeowner

Lot 106-H

**From:** Dean Getz

**Sent:** Sunday, January 12, 2020 9:17 AM

**To:** 'dbevan@bayjaclaw.com' <dbevan@bayjaclaw.com>; 'Kathryn Henricksen' <Kathryn.Henricksen@fsresidential.com>; 'DSacco.Board' <Dsacco.Board@serranohoa.org>; 'George Triano' <GTriano.Board@serranohoa.org>; 'Dick Callahan - HOA Board' <Dcallahan.Board@serranohoa.org>; 'bsgood.board@serranohoa.org' <bsgood.board@serranohoa.org>; 'kcurtis.board@serranohoa.org' <kcurtis.board@serranohoa.org>

**Subject:** IDR Session Follow Up - CEDHSP Plan Proposal

**Importance:** High

Dear Mr. Bevan, Ms. Hendricksen, and Serrano Directors:

As a follow up to our IDR last week—I’ve plainly identified that a member (including the Declarant) may not (typically) unilaterally change their annexed **\*member\*** property in any fashion without HOA approval. Yet, that’s what Serrano Associates, LLC is currently seeking to accomplish through El Dorado County planning with regard to the balance of El Dorado Hills Specific Plan (EDHSP) Parcel 5 and all of Parcel 6. By invoking the HOA’s IDR procedure, I am unambiguously identifying to those in control of the HOA that member Serrano Associates, LLC specifically seeks:

(1) An amendment to the EDHSP to transfer approximately 142 acres (currently within Serrano Village D-1, Lots C and D and a portion of open space by Village D2) affecting portions of Assessor’s Parcel Numbers 121-040-20, 121-040-29, 121-040-31, and 121-120-24 from the EDHSP area to the CEDHSP area; and

Source: <https://edhapac.org/documents/central-el-dorado-hills-specific-plan/>

As a follow up to our IDR—I am identifying a few CC&R passages as follows in writing.

#### **CC&R §1.04**

The HOA’s CC&R § 1.04 entitled “*Future Changes*” plainly states:

*“Nothing contained herein shall obligate Declarant to refrain from the further subdivision or resubdivision of the Initial Property and Declarant shall be free to so further subdivide or resubdivide. Nothing contained herein shall obligate Declarant to refrain from the further subdivision resubdivision **or reversion to acreage** of portions of the Overall Property **not theretofore annexed** and Declarant shall be free to so further subdivide or resubdivide **or revert.**”*

Said differently, member Serrano Associates’ unilateral rights are unquestionably limited—once annexed. Now, it’s no secret that Village D1 lots C and D have been annexed and tentatively mapped over two decades (i.e. since inception) as confirmed by Serrano Associates here:

<https://drive.google.com/file/d/1z6dMO7UaAyHhJ8XcmR2ajsBPVcx096YI/view>

It's also no secret that these Parcels (i.e. Parcel 5 and 6) contain 135, voting member (lots) that those on control — to date, have annually issued director election ballots. So, it shouldn't come as any sort of surprise to anyone that Serrano Associates, LLC is not afforded, under explicit language found in the CC&Rs, any sort of unilateral right to absolve themselves of these 135 HOA member lots through a simple zoning change by El Dorado County.

**CC&R §14.06**

In fact, CC&R § 14.06, explicitly only affords the Declarant the amendment, removal and/or recession rights with regard to annexed large “Lots” also referred to as “Parcels” in the County specific plans and CC&Rs when:

*“(i) no Lot in that Phase has been conveyed to an Owner and (ii) assessments have not commenced for any Lot in the annexed property.”*

Now, there can be no doubt about assessments having commenced decades ago on both of these Parcels. In fact, hundreds of homes have been being assessed on the partially completed, Parcel 5 for decades now.

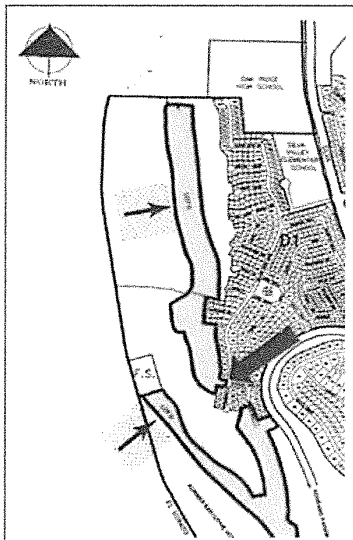
Accordingly, Serrano Associates simply doesn't have the unilateral right to revert to acreage these parcels as proposed—pursuant to this explicit CC&R limitation, period.

**DE-ANNEXATION**

As Serrano Associates' Kirk Bone described this aspect of their proposal as, “...ensuring that (lots C and D) would be a permanent open space and giving up the development rights for that purpose” they're really proposing a simple “reversion to acreage”. Ostensibly this could be accomplished with the approval of two-thirds of the non-Declarant membership pursuant to CC&R § 14.12. However, those in control of the HOA would likely need to consider a permanent solution for what equates to the Declarant's temporary barriers where this Parcel remains unfinished (shown below)— as well as explicitly consider, “**the deannexed portion's Assessment obligations to the Master Association**”.

*Access to Village D1's “Ridge” (Lot C)*

(BALANCE of EDHSP PARCEL 5)



**IDR RESOLUTION**

In short, member Serrano Associates, LLC simply does not have the unilateral right (pursuant to the CC&Rs) and El Dorado County does not have the power (per recorded limitations running with the land) to contemplate the proposed changes to these EDHSP parcels without obtaining the appropriate HOA approval. As such, I am respectfully identifying these limitations to the HOA **today** expecting it to appropriately communicate the limitations to the member and the County. Moreover, the HOA should consider this proper notice of its



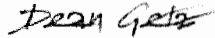
3/5/2020

Edcgov.us Mail - RE: IDR Session Follow Up - CEDHSP Plan Proposal

obligation to enforce the CC&Rs in the event of any actual violation in connection with what's currently being "proposed".

I look forward to your timely formal response to my concerns pursuant to the HOA's IDR procedure.

Sincerely,



Serrano Homeowner

--

Kim Dawson

Clerk of the Board of Supervisors

County of El Dorado

330 Fair Lane, Building A

Placerville, CA 95667

(530) 621-5393

kim.dawson@edcgov.us

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DARREN M. BEVAN  
dbevan@bayjaclaw.com

January 24, 2020

Mr. Dean Getz  
4560 Gresham Drive  
El Dorado Hills, CA 95762

**Re: *Response Following Internal Dispute Resolution Meeting on January 9, 2020  
Serrano El Dorado Owners' Association***

Dear Mr. Getz:

As you know, this firm represents the Serrano El Dorado Owners' Association (the "Association"). This correspondence follows the internal dispute resolution meeting, you requested, which was held on January 9, 2020.

At this meeting you provided the Association with information regarding the proposed Central El Dorado Hills Specific Plan that was submitted to El Dorado County for review by Serrano Associates, LLC. In addition, following the meeting you provided several emails outlining the concerns you raised at the internal dispute resolution meeting, enclosed is a copy of these emails.

The Association thanks you for the time you have taken to explain your concerns regarding the potential actions of Serrano Associates, LLC, with regard to the proposed Central El Dorado Hills Specific Plan and how these actions may violate the Association's governing documents.

The Association is in the process of investigating these allegations and once the investigation is completed, the Board will review and consider whether the proposed Central El Dorado Hills Specific Plan violates the Association's governing documents. The Association is assembling information relevant to this matter and is accessing multiple sources as part of its investigation. We anticipate that the investigation will take several weeks to complete.

[2211.01/00545741.2]

Mr. Dean Getz  
January 24, 2020  
Page 2

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Following completion of the Association's investigation and the Board's review and consideration of this matter, we will provide you with the Association's position with regard to the allegations that the proposed Central El Dorado Hills Specific Plan violates the Association's governing documents.

We thank you for your courtesy and cooperation with regard to this matter.

Very truly yours,

BAYDALINE & JACOBSEN LLP



Darren M. Bevan

Enclosure

cc: Serrano El Dorado Owners' Association

{2211.01/00545741.2}





Julie Saylor <julie.saylor@edcgov.us>

Item# 4

3 pages

**Fwd: Comment on CEDHSP - Golf Course rezone**

1 message

**Rommel Pabalinas** <rommel.pabalinas@edcgov.us> Sun, Mar 8, 2020 at 7:24 AM  
To: Pat Angell <pat.angell@ascentenvironmental.com>, "Tackett, Alice" <atackett@mbakerintl.com>, "Ashkar, Shahira" <shahira.ashkar@icf.com>, "Alcorn, James" <James.Alcorn@icf.com>, "Sorvari, Tina" <Tina.Sorvari@icf.com>  
Cc: Andrea howard <Ahoward@parkerdevco.com>, Kirk Bone <KBone@parkerdevco.com>, "Michael J. Cook" <mcook@hsmlaw.com>, Natalie Porter <natalie.porter@edcgov.us>, William Abbott <WAbbott@aklandlaw.com>, Julie Saylor <julie.saylor@edcgov.us>, Debra Ercolini <debra.ercolini@edcgov.us>

Hi All-

Please review and add to the comments that we have to respond to the attached comments from Adam Baughman, former county colleague and resident in Ridgeview Village area. The comment came in Friday.

Thank you.

----- Forwarded message -----

From: **Adam & Jill Baughman** <ajb7707@gmail.com>  
Date: Fri, Mar 6, 2020 at 12:55 PM  
Subject: Comment on CEDHSP - Golf Course rezone  
To: <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <jvegna@edcgov.us>, <gary.miller@edcgov.us>, <jeff.hansen@edcgov.us>, <james.williams@edcgov.us>, <rommel.pabalinas@edcgov.us>

Dear Supervisors and Planning Commission members,

Please accept my attached comment letter on the proposed golf course rezone project. Thank you for your time and consideration.

Adam Baughman  
3558 Rocky Ridge Way  
El Dorado Hills, CA 95762

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=====  
**Rommel (Mel) Pabalinas, Planning Manager (Current Planning Division)**  
**El Dorado County Planning and Building Department**  
**2850 Fairlane Court, Building C**  
**Placerville, CA 95667**  
**Main Line 530-621-5355**  
**Direct line 530-621-5363**  
**Fax 530-642-0508**

**AB Comment ltr on CEDHSP dated 3-6-2020.pdf**  
1634K

March 6, 2020

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RE: Proposed Rezone of El Dorado Hills Golf Course from Open Space to Residential

Thank you for holding the Planning Commission meeting in El Dorado Hills on January 13 to allow the public to comment on the proposed rezone of the El Dorado Hills Executive Golf Course site. I have been to many public meetings on projects in several counties now and have never witnessed the amount of public turnout as I saw that night; the parking lot was overflowing.

I'm writing to urge your NO vote on a rezone of the old El Dorado Hills Golf Course. The following are the major reasons why:

1. **Open Space Zoning & Land Use:** The property is zoned and has a general plan land use designation of Open Space. The local jurisdiction is NOT compelled to approve a rezone just because a developer buys it on the cheap at open space pricing and wants to rezone it to high density residential. Looking at the general plan map, there is no other Open Space designated area anywhere in El Dorado Hills that rivals the size of the golf course site.
2. **Measure E:** Advisory Vote resulted in 91% of El Dorado Hills voters returning a NO REZONE of the EDH Executive Golf Course on November 3, 2015. That is 8,236 EDH residents voting NO to just 811 voting Yes. This is unprecedented for an off election year with little else on the ballot. This is not what the General Plan envisioned, nor what the overwhelming majority of the citizens want.
3. **EDH CSD:** The El Dorado Hills Community Service District's (EDHCSD) has been involved in this process for many years attempting to be a voice of the people. Their board was in attendance and most members spoke to the Planning Commission both as Board members and as residents of EDH in opposition to the project. They are about to begin their Parks and Recreation Facilities Master Plan update which could look at the potential to develop a community or regional park at the site.
4. **EDH APAC:** The El Dorado Hills Area Planning Advisory Committee (EDH APAC) submitted a 37-page long Subcommittee Report that details point by point the deficiencies in the proposed Central El Dorado Hills Specific Plan. The Subcommittee *"finds that the Central El Dorado Hills Specific Plan project, as proposed, and inclusive of its associated Development Agreement, does not provide adequate benefits to El Dorado Hills, or to El Dorado County, to merit a General Plan Amendment, or to justify the rezone of the old Executive Golf Course Property."*<sup>1</sup>

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<sup>1</sup> "El Dorado Hills APAC Central El Dorado Hills Specific Plan Subcommittee Report," Jan 6, 2002, <https://edhapac.org/documents/central-el-dorado-hills-specific-plan/>

5. **Community or Regional Park:** This is an opportunity to create a large community or even regional recreational resource capable of accommodating a wide range of uses far surpassing anything in nearby Folsom. The National Recreational Association and the Athletic Institute<sup>2</sup> agree the size recommendation for a city-wide park for a population of 50,000 is 100 acres. This park could become the "jewel" of El Dorado Hills. A regional park could bring outside tourist dollars to the nearby hotel in Town Center (Holiday Inn Express) and the proposed new hotel at Town Center. The future pedestrian crossing over Hwy 50 would provide direct access between the two. The infrastructure onsite is already in place to convert from a golf course to regional park.
6. **Negotiate a Sale:** The applicant's representative Kirk Bone, Director of Government Relations for Parker Development, stated at the end of his presentation in front of the Planning Commission on January 13, 2020 that Parker Development would also be willing to negotiate a sale. The EDHCSD said their survey results indicated EDH residents were willing to pay \$58 a year or more on their property taxes to support acquisition of the old golf course.
7. **Proposed Transfer of Development Rights:** It's unclear what the proposed transfer of development rights entails. While a property may be zoned for a maximum density of development, that does not guarantee the site can be developed to that maximum given many other factors; most importantly in this case, steep slopes, ridgelines, riparian and wetland setbacks, and the presence of naturally occurring asbestos. It appears the developer is assuming full development potential of the proposed transferred rights.
8. **Lack of Sports Fields:** EDH has very robust and ever-growing youth recreational leagues, such as soccer, baseball, basketball, and flag football. Many times, there is competition by different sports leagues for practice space and game space. There are literally no other places to put them. A coalition of these leagues could be enlisted to develop and maintain the site for active recreation.
9. **Environmental Concerns:** This does not even include the potential environmental impacts of the proposed residential development. Of course the biggest concern is traffic, as well as water resources, but also air quality, cultural resources, and noise were identified as Significant and Unavoidable.

There are many reasons to vote NO REZONE on this issue. The most critical is to maintain the quality of life for current and future residents of El Dorado Hills. The Planning Commission and the Board of Supervisors will vote on this question so please consider the future needs of El Dorado Hills to preserve Open Space that is useable, workable and accessible for our community. This site was and is zoned and has a land use designation of "Open Space Recreation" and should remain so in the heart of El Dorado Hills.

I thank you for your time and consideration,

Sincerely,



Adam Baughman  
Ridgeview Village resident  
ajb7707@gmail.com

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<sup>2</sup> Standards for Outdoor Recreational Areas", American Planning Association, [www.planning.org/pas/reports/report194.htm](http://www.planning.org/pas/reports/report194.htm)